



Architectural Review Board
Department of Planning & Community Development
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Clinton I. Young, Jr.
Mayor

John Humbach
Chair

Architectural Review Board Minutes
July 27, 2011

Regular meeting of the Architectural Review Board was held on Wednesday, July 27, 2011 at 6:30 p.m., following a work session at 6:15 p.m. in the Memorial Room, 2nd Floor, City Hall, Mount Vernon, New York. The following persons were present:

MEMBERS

John Humbach, Chair
Darryl Selsey, Vice Chair
Thomas Fenniman, AIA
Olga Dais

STAFF

Mark Warren, Commissioner Building Department
Patricia Fleming, ARB Secretary

ABSENT

Robin Myers
William Long
Jeffrey Williams, Commissioner

ALSO PRESENT

Paul Chrystal, Contractor
Teresa Beyer, Architect
Peter Gaito Jr., Architect
Norita Singh
Mohammad R. Badaly, Architect

401 Collins Avenue
55 Oakledge Road
141 South MacQuesten Parkway
141 South MacQuesten Parkway
40 Mount Vernon Avenue

ITEM # 1 APPROVAL OF MINUTES

1.1 Approval of the minutes of the regular meeting held on Wednesday, June 22, 2011.

Board Member Selsey made a motion to approve the minutes from the June 22, 2011 regular meeting. Board Member Fenniman seconded the motion. The motion passed unanimously.

ITEM # 2 CERTIFICATE OF APPROPRIATENESS

2.1 Case No. 34-2011: (BP No. 2463) 401 Collins Avenue (Section No. 159.69, Block 1004, Lot 23)

Application of Rosemary Nardozi by contractor Paul Chrystal is proposing to replace the existing roof of a two (2) story one-family dwelling unit within the R2-4.5 zoning District.

SEQRA DETERMINATION: Type II – No further SEQRA assessment is necessary for this application.

The project's contractor, Mr. Paul Chrystal presented the application to the Board. The following was discussed:

- Applicant stated that back in the 1930's all of the houses in that neighborhood had concrete tile roofing those houses were built by the same builder. Through the years all of the houses have since replaced the concrete tiles with asphalt shingles.
- Applicant stated pieces of the concrete tiles have fallen and left a huge hole in the roof.
- Applicant will replace the tiles with asphalt shingles (architectural shingles).
- Applicant stated that architectural shingles will be in uniform with the other houses in the neighborhood.
- Applicant stated the color of the asphalt shingles would be of a copper color a standard GAF top of the line product.

Board Member Selsey made a motion to approve this application. Board Member Fenniman seconded the motion. The motion was approved by a vote of 4-0.

2.2 Case No. 33-2011: 55 Oakledge Road (BP No. 2472) (Section No. 159.71, Block 2254, Lot 6)

Application of Stephen G. Kilgerman by architect Teresa Beyer is proposing to alter the front façade of an existing two-story one-family dwelling unit within the R1-7 zoning District.

SEQRA DETERMINATION: Type II – No further SEQRA assessment is necessary for this application.

The project's architect, Ms. Teresa Beyer presented the application to the Board. The following was discussed:

- Applicant is replacing all windows.
- Applicant stated all new windows will have the black metal frame as the existing framework so the aesthetics of it would make it more attractive than what it was before.

- Applicant is adding a dormer to custom made living room window.
- Applicant will replace custom windows and custom matching French doors.
- Applicant stated the louver of the attic would be taken out and replaced it with a window.
- Applicant will add additional white vinyl siding on the front of the house to add more curb appeal so that the house will resemble the rest of the neighborhood.
- Applicant stated more stone will be added to the façade and matching stone on the side.
- Applicant stated that the roof will remain the same.

Board Member Fenniman made a motion to approve this application. Board Member Selsey seconded the motion. The motion was approved by a vote of 4-0.

2.3 Case No. 35-2011: 141 South MacQuesten Parkway (BP No. 2138) (Section No. 164.83, Block 1060, Lot 23)

Application of Ann John Realty, Inc. by architect Peter Gaito is proposing to construct a new one-story building for warehouse use on a vacant lot within the I (Industrial) zoning District.

SEQRA DETERMINATION: Type II – No further SEQRA assessment is necessary for this application.

The project's architect, Mr. Peter Gaito Jr. presented the application to the Board. The following was discussed:

- Applicant stated that all metals, doors, railings and framework would be in dark bronze color.
- Applicant stated the building would be stucco.
- Applicant stated that there would be shrubbery in the front of the building.
- Applicant stated the front of the property will have asphalt.

Board Member Fenniman made a motion to approve this application. Board Member Selsey seconded the motion. The motion was approved by a vote of 4-0.

2.4 Case No. 36-2011: 40 Mount Vernon Avenue (BP No. 2472) (Section No. 164.76, Block 1066, Lot 3)

Application of 40 Mount Vernon Ave LLC by architect Mohammad R. Badaly is proposing to convert a first floor apt. into a retail store within the CB (Commercial Business) zoning District.

SEQRA DETERMINATION: This action is an uncoordinated review and classified as an "Unlisted Action".

The project's architect, Mr. Mahammad R. Badaly presented the application to the Board. The following was discussed:

- Applicant stated all of the trim around the windows and the door will be scrapped down and painted bronze.
- Applicant stated the front of the building will be painted dark brown and everything is in good condition.
- Applicant stated it would not be necessary to install a security gate.
- Applicant will power wash the brick work clean.
- Applicant stated all of the metal work will be in dark brown that esthetically it's nicer when the colors are coordinated.
- Applicant stated the sign would be individually mounted and raised letters in either black or white.
- Applicant stated that the type of business is Metro PCS wireless telephone service.
- The deliberation and the motion was a negative declaration for the project.

Board Member Fenniman made a motion to approve this application. Board Member Selsey seconded the motion. The motion was approved by a vote of 4-0.

Respectfully submitted,

Patricia Fleming
ARB Secretary